

KPMG question: The potential sites that could be catalysed (either on St. Phillips Marsh, the BTQEZ and/or the city centre) and any qualitative views on type and scale of developments, timing and likelihood and the relevance to the future modelling on the EZ that is planned and would be need to be undertaken. If you have any views on how, if at all, BCC would take specific action to support the development of wider sites if the Temple Island plans go ahead please could you provide information.

BCC response:

We have commented previously that we expect the scale and pace of this development to have a catalytic effect on economic growth across the city and by inference development as well. This effect will be indirect but may well be significant.

It may be that the development of the Temple Yard development scenario has an indirect catalytic effect on any commercial development that comes forward at Temple Meads Station and immediate surrounds, particularly in respect of retail but potentially office space too. Increased demand for retail may be generated by new homes being created in close proximity, as well as new employment space, and also improved pedestrian access to the Temple Meads Station complex. How exactly developer interest will pan out is very hard to predict, but it is possible that momentum builds up to the extent that office demand which cannot be captured by Temple Yard – because all of the space is taken up – may feed into other areas, including back into new developments around Temple Meads and the wider city centre.

It can be said with confidence that Temple Yard may have an impact on the future development of land adjacent to the site but on the other side of the River Avon, namely between the river and Albert Road. Market interest in the redevelopment of the area is picking up already in expectation of any form of development coming forward on the Temple Yard site. High density residential and commercial development on Temple Yard will start to change the character of the area, and generate interest in developing different uses and increase the chances of there being demand for that space in neighbouring locations. Emerging planning policy is identifying the St Philips area, in which this strip of land is located, as an opportunity for growth and regeneration.

The need for any intervention by Bristol City Council, beyond a change of planning policy, would need to be identified on a case by case basis.